

**MINUTES**  
**DESIGN REVIEW ADVISORY COMMITTEE**  
**Wednesday, November 19, 2008, 6:30 p.m.**  
**Town Hall Conference Room #1, Basement Level**

- 1) **Call to Order** – Mr. Bockstael called the meeting to order at 6:40 p.m.
- 2) **Roll Call** - Members in attendance: Bruce Bockstael, Joe Hickey, and Steve Hine.

Also present: Denise Bradley, Assistant Planner

Members absent: Andrea Boyle, Jay Hallinan and Tony Margiotta.

- 3) **Public Comments** - There was no one from the public in attendance.
- 4) **Minutes** – Minutes of the October 15, 2008 meeting will be discussed at the next meeting.

**5) PROJECT REVIEWS**

**5.1 APPLICATION NO. 121-2008** – 1025 Silas Deane Highway (Wethersfield Shopping Center)/Hartford Medical Group seeking review of revised architectural plans for the construction of a 19,205 s.f. medical office building. One revision responded to the request from the traffic engineers of the PZC that the four way intersection now in existence at the property be redesigned to accommodate traffic flow issues that will emerge upon completion of the new building. The driveway now in existence will be redesigned. Lane assignments will result, and more landscaping will be incorporated into the project. Another revision in the plan included review of the freestanding sign. The designer noted that the freestanding sign, (a/k/a the main entrance sign) meets Town zoning regulations, as it is below 125 inches. Pat Gorman, of the LRC Group stated that a directional sign and the freestanding pylon have been incorporated into the plan for signage purposes.

Mr. Bockstael made an inquiry regarding rock material on the site. Mr. Gorman indicated that 6 borings on site have been completed, and there exists a sufficient amount of ledge to effectively address complications during the construction process. There is a 10 foot snow shelf and a 6-12 inch depression around the perimeter of the property to allow for proper drainage, these details of which are incorporated into the plan and will be effective in dealing with rock material issues in construction.

A representative from Landmark Architects described the revision to the plan documents which included the lowering of the front gable to meet the main roof line, as suggested by the Committee. Some of the brick material that was included in the initial design for the front façade has been changed to stucco material. However, the material utilized at the four corners of the building will contain brick from top to bottom. Mr. Hickey made a motion to approve the amended application for further review by the PZC. Mr. Bockstael seconded the motion, and the vote showed all in favor.

**5.2 APPLICATION NO. 122-2008** – 709-725 Silas Deane Highway. Owner, Mr. Paolo Mozzicato, is seeking review of a freestanding sign to be erected on the property. This is a brick sign with recessed slate. At the base of the sign, barberry or lower height plantings will be used and will complement the current landscaping. Mr. Mozzicato mentioned that the One Way directional signs posted on the property will be replaced to improve aesthetics. Mr. Bockstael made a motion to approve, Mr. Hine seconded, and the vote showed all in favor.

**5.3 APPLICATION NO. 128-2008** – 1151 Silas Deane Highway. Owner, Mr. Sam Gardner, is seeking review/feedback of a sign proposal for Humphrey's Restaurant. This sign would be placed on the upper front of the building. No specifics regarding sign materials and the scope of the lighting fixture placement for the sign were included in the example provided. The Committee reviewed the document submitted for feedback on the proposed sign and concluded that additional information is needed from the owner at this time. Ms. Bradley will contact the owner accordingly.

- 6) Other Business** – Wednesday, December 3, 2008, is the Wethersfield Chamber of Commerce "Salute To Business" dinner, and information about this event is forthcoming.

A PZC hearing was held Tuesday, November 18, 2008. At that meeting, proposed mixed use regulations were discussed, and modifications are requested. Accordingly, this issue will be readdressed and discussed at the PZC hearing on Tuesday, December 2, 2008. Additional issues at the next PZC meeting include the Silas Robbins House permit renewal and the new Hartford Hospital Medical Office Building at Wethersfield Shopping Center.

In the near future, a PZC meeting may include a review regarding parking at the 411 Hartford Avenue property (Buck Art Building), a project without a residential component at the Comstock Ferry property, and the Masonic Home property.

- 7) Upcoming Business** – There was no discussion involving upcoming business.
- 8) Adjournment** – Mr. Bockstael made a motion to adjourn the meeting at 7:30 p.m. Mr. Hickey seconded, and the vote showed all in favor of adjournment.

Respectfully submitted,

Ellen Goslicki  
Committee Recording Secretary